

BOARD MEMBERS

Arnold L. Martin, Chairman
Brian Haren, Vice-Chairman
John H. Culbreth, Sr.
Danny England
Jim Oliver

STAFF

Deborah L. Bell, Interim Planning and Zoning Director
Chelsie Boynton, Planning and Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
August 4, 2022
7:00 pm

***Please turn off or turn to mute all electronic devices during the
Planning Commission Meetings**

1. Consideration of the Minutes of the meeting held on July 21, 2022.

NEW BUSINESS

2. Consideration of a Minor Final Plat for Rabai Investments, LLC. This property consists of 6 lots zoned R-70, is located in Land Lot 52 of the 7th District and fronts on Sandy Creek Road and Lees Mill Road.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: July 20, 2022
Subject: Minor Final Plat to be considered on August 4, 2022

MINOR FINAL PLAT

Minor Final Plat for Rabai Investments, LLC

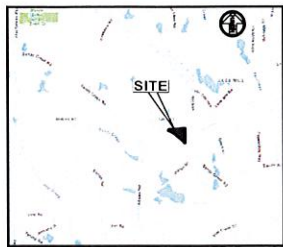
OWNER/APPLICANT



Rod Wright Corp

Recommend **APPROVAL** for the Minor Final Plat signed August 4, 2022.

RESERVED FOR CLERK OF THE SUPERIOR COURT



SURVEY ORDERED BY: ROD WRIGHT
FIELDWORK COMPLETED ON: APRIL 8, 2022
A SEARCH WAS MADE FOR NGS MONUMENTS
AND NONE WERE FOUND WITHIN 500' OF SITE.

NOTES:
OWNER/DEVELOPER: R00WRIGHTCORP
P.O. BOX 629
FAYETTEVILLE GA 30214
PHONE: (770) 480-5608
FAX: 404-768-8576
PARCEL ID# 0710 026 (PARENT)
ZONED: R-70
SITE AREA 14.491 ACRES, 631,228 SQ. FT.
6 LOTS
MINIMUM FLOOR AREA = 1,500 SQ. FT.
MINIMUM LOT AREA = 87,120 SQ. FT. (2 ACRE)
MINIMUM LOT WIDTH = 175'
FRONT SETBACK = 75'
REAR SETBACK = 50'
SIDE SETBACK = 25'

SEWER SERVICE AS PER INDIVIDUAL SEPTIC SYSTEM

FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE OR RESPONSIBILITY
FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE,
INDICATED BY THIS PLAT.
THERE ARE NO WETLANDS ON THIS PROPERTY AS PER NATIONAL WETLANDS INVENTORY.
THIS PROPERTY HAS STATE WATERS ON THE PROPERTY.
THERE ARE NO NEW ROADS OR COMMON AREAS TO BE DEDICATED ON THIS PROPERTY.
THERE ARE NO GROUNDWATER RECHARGE AREAS ON THE PROPERTY.
THERE IS ONE PROPOSED EASEMENTS ASSOCIATED WITH THIS PROPERTY

OWNERS CERTIFICATE:

I/WE THE UNDERSIGNED CERTIFY THAT AS THE LEGAL OWNER/OWNERS OF THE
SUBJECT PROPERTY, I/WE HEREBY AUTHORIZE THE SUBMITTAL OF THIS FINAL PLAT
FOR THE SUBDIVISION OF MY/OUR PROPERTY.

OWNER _____ DATE _____ MORTGAGEE _____

WE THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE RABAI INVESTMENTS,
LLC SUBDIVISION, HEREBY OFFER TO DEDICATE DEED AND/OR RESERVE FOR PUBLIC
USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.
ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF ALL NEW STREETS AND
EXISTING STREETS ADJACENT TO THE SUBDIVISION AS INDICATED HEREON, ARE HEREBY
DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA,
AT NO COST TO FAYETTE COUNTY UPON RECORDATION OF SAID MINOR FINAL PLAT
WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.

OWNER _____ DATE _____ MORTGAGEE _____

MINOR FINAL PLAT APPROVAL:

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

Date _____ Signed _____
(Environmental Health)

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

Date _____ Signed _____
(Environmental Management)

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

Date _____ Signed _____
(Zoning Administrator/Designee)

APPROVED BY FAYETTE COUNTY ENGINEER

Date _____ SIGNED _____
(Engineer/Designee)

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION

Date _____ SIGNED _____
(Secretary/Designee)

APPROVED BY FAYETTE COUNTY FIRE MARSHALL

Date _____ SIGNED _____
(Fire Marshall/Designee)

SURVEYORS CERTIFICATION:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been
prepared by a land surveyor and approved by all applicable local jurisdictions for
recording as evidenced by approval certificates, signatures, stamps, or statements
hereon. Such approvals or affirmations should be confirmed with the appropriate
governmental bodies by any purchaser or user of this plat as to intended use of any
parcel. Furthermore, the undersigned land surveyor certifies that this plat complies
with the minimum technical standards for property surveys in Georgia as set forth in
the rules and regulations of the Georgia Board of Registration for Professional
Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Tim L. Miller G.S. #3150
5-23-22
Date:

LEGEND	
WOODEN POWER POLE	STORM HEADWALL
EX. OVERHEAD POWER LINES	EX. FLARED END SECTION
EX. FENCE	EX. BUILDING
POB = POINT OF BEGINNING	EX. ASPHALT
IPS = IRON PIN SET (#4 REBAR)	EX. CONCRETE
DB = DEED BOOK	EX. BRICK WALK/DRIVE
PB = PLAT BOOK	EX. EXISTING
PG = PAGE	RCP = REINFORCED CONCRETE PIPE
N/T = NOW OR FORMERLY	CMP = CORRUGATED METAL PIPE
EX. = EXISTING	CPP = CORRUGATED PLASTIC PIPE
EX. = EXISTING	EX. FIRE HYDRANT
EX. = EXISTING	EX. WATER VALVE

THIS PROPERTY IS SUBJECT TO ALL RIGHT
OF WAYS AND EASEMENTS SHOWN OR NOT
SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT
BENEFIT OF A TITLE REPORT WHICH COULD
REVEAL ENCUMBRANCES NOT SHOWN.
UTILITIES SHOWN ARE LOCATION VISIBLE AT
TIME OF SURVEY. ADDITIONAL UTILITIES MAY
EXIST ABOVE OR BELOW GROUND. THE
SURVEYOR ACCEPTS NO RESPONSIBILITY
FOR THE COMPLETENESS OF THIS DATA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 47,285 FEET AND AN ANGULAR
ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING
THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND
TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GEMAX ZOOM 95 ROBOTIC

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS
PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD
AREA AS PER COMMUNITY - PANEL NUMBER 13113C0081E
DATED: SEPTEMBER 26, 2008

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR
UNDER MY SUPERVISION, AND THAT THE MONUMENTS AND
INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED
AS "FUTURE"; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE
CORRECTLY SHOWN.

LOTS ARE TO BE SERVED BY THE FAYETTE COUNTY WATER SYSTEM FROM AN EXISTING 16"
WATER MAIN, ALONG LEES MILL RD. TAPS AND SERVICES SHALL BE PROVIDED AT THE
DEVELOPERS/HOMEBUILDERS EXPENSE AND ALL APPLICABLE METER AND AVAILABILITY FEES
SHALL ALSO BE APPLIED. WATER MAIN TAPS AND SERVICES SHALL REMAIN IN THE PUBLIC
RIGHT OF WAY AND SHALL BE OBSERVED BY WATER SYSTEM PERSONNEL WITHIN A 48 HOUR
LEAD TIME 770-461-1146 (OPTION 5)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	149.11'	108.01'	105.67'	N 64°08'54" E
C2	60358.24'	183.05'	183.05'	N 86°42'18" E
C3	60358.24'	219.50'	219.50'	N 86°30'50" E
C4	24857.13'	193.92'	193.92'	N 48°56'14" W
C5	24857.13'	450.18'	450.17'	N 49°40'46" W
C6	24857.13'	146.11'	146.11'	N 50°22'01" W
C7	1429.33'	59.65'	59.65'	N 51°38'29" W
C8	1429.33'	335.76'	334.99'	N 59°34'00" W
C9	24847.13'	789.67'	789.63'	N 49°37'29" W
C10	1419.33'	392.55'	391.30'	N 58°22'08" W
C11	159.11'	109.24'	107.11'	N 65°17'44" E
C12	60358.24'	402.47'	402.47'	N 86°36'03" E

LINE	BEARING	DISTANCE
L1	N 14°31'26" W	24.03'
L2	S 01°02'07" W	50.29'
L3	S 01°02'07" W	4.47'
L4	S 32°26'26" W	27.84'
L5	S 32°26'26" W	10.21'
L6	N 45°57'44" W	198.25'
L7	N 67°27'10" W	129.03'
L8	N 14°31'26" W	12.53'
L9	N 86°53'38" E	100.01'
L10	N 01°02'07" E	19.50'
L11	N 14°31'26" W	11.66'

CONTIGUOUS AREAS:		
TRACT #	ACTUAL	R-70 MINIMUM
1	0.481 ACRES	
2	1.216 ACRES	
3	0.986 ACRES	
4	1.041 ACRES	
5	1.498 ACRES	
6	0.876 ACRES	
0.3 ACRES (TRACTS 1-6)		

* CONTIGUOUS AREAS:
EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.3 ACRES, THAT IS
FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION
BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

"Per the national wetlands inventory the site
(does not) contain jurisdictional wetlands. Any
jurisdictional wetlands on the site are under the jurisdiction of the U.S.
Army Corps of Engineers. Property owners may be subject to penalty by
law for disturbance to these jurisdictional wetland areas without
proper authorization."

Master Erosion and Sedimentation Control Plan will be required prior to
issuance of building permits.



REVISIONS

NO.	DATE	DESCRIPTION

SIBLEY-MILLER
SURVEYING & PLANNING INC.
(ALL RIGHTS RESERVED)
PURSUANT TO THE AGREEMENT
BETWEEN SMSP AND THE PARTY
FOR WHICH THESE DOCUMENTS
HAVE BEEN PREPARED, THESE
DOCUMENTS AND ALL DATA, PLANS,
SPECIFICATIONS, AND OTHER
INFORMATION CONTAINED HEREIN
ARE THE SOLE AND EXCLUSIVE
PROPERTY OF SMSP, AND MAY BE
USED ONLY IN CONNECTION WITH
THE PROJECT FOR WHICH THESE
DOCUMENTS HAVE BEEN
PREPARED AND FOR NO OTHER
PURPOSES. ANY UNAUTHORIZED
USE OF THESE DOCUMENTS
SHALL BE WITHOUT LIABILITY
TO SMSP AND SUBJECT TO
REASONABLE COMPENSATION
BY THE USER AS DETERMINED
BY SMSP. ALL RIGHTS OF
THIS DESIGN ARE RESERVED.

SIBLEY-MILLER
SURVEYING & PLANNING INC.
212 WEST CAMPGROUND RD
MCDONOUGH, GA 30253
PHONE: (770) 320-7555
FAX: (770) 320-7335
www.sibleymiller.com
* CIVIL ENGINEERING
* TOPOGRAPHICAL SURVEYS
* LAND DEVELOPMENT DESIGN
* CONSTRUCTION LAYOUT
* LAND PLANNING
* LAND SURVEYING

MINOR FINAL PLAT FOR:
RABAI INVESTMENTS, LLC
6 LOTS
14.491 ACRES
LAND LOT 52, 7th DISTRICT
FAYETTE COUNTY, GEORGIA

PROJECT #: B22008
MINOR
FINAL PLAT

DRAWN BY: TLM/PWF
SCALE: 1" = 60'
DATE: 05/23/2022
SHEET 1 OF 1